



**Lower Road,
Hemingstone, Suffolk**

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26-27 Lower Road, Hemingstone, Suffolk, IP6 9RT.

Hemingstone is a desirable village known for its picturesque countryside walks, active village hall, historic church, and friendly community with year-round events. Local shopping facilities are available in nearby villages, with primary schools in Claydon, Helmingham, Otley, and Henley. Secondary schools include Claydon, Debenham, and the private Woodbridge School. Ipswich, just a 10-minute drive away, offers excellent transport links, including a direct train service to London Liverpool Street. The town provides easy access to the A12 for London and the M25, as well as the A14 for connections to the Midlands and M11. The property is conveniently situated on the Debenham to Ipswich bus route.

Believed to date back to the 16th century this enchanting Grade II Listed house now stands as a beautifully restored detached residence of exceptional charm and character. Thoughtfully renovated in recent years, the property showcases an abundance of period features, including exposed brickwork, timber beams, and two magnificent inglenook fireplaces each housing a wood burning stove. The accommodation offers a wonderful blend of historic integrity and everyday practicality, complemented by immaculately tended gardens, an array of useful outbuildings, and picturesque views over open countryside to both front and rear.

An impressive three-bedroom Grade II listed detached thatched cottage with attractive gardens that are believed to measure approximately 0.20 acres (sts).

ENTRANCE LOBBY: A central entrance with staircase rising beside a redbrick chimney breast, leading to the first floor and having a built-in storage cupboard. Exposed timbers and doors opening through to adjoining rooms.

SITTING ROOM: (15'9" x 15'2" / 4.8m x 4.6m) A splendid, generous reception room with exposed timbers and a large inglenook fireplace with inset wood burning stove creates the main focal point of the room. This excellent room offers dual aspect and plenty of character.

DINING ROOM: (15'3" x 12'3" / 4.6m x 3.7m) A genuinely charming reception room with large inglenook fireplace having a red brick surround under bressummer beam with inset wood burning stove creating a superb focal point. This delightful space is ideal for family living or entertaining, complemented by attractive brick flooring. Door to Study:

STUDY: (9'3" x 7'5" / 2.8m x 2.2m) A useful home office or reading space with dual aspect views to the front and side.

KITCHEN: (15'3" x 7'4" / 4.6m x 2.2m) Fitted with a range of base units beneath granite work preparation surfaces incorporating a butler-style sink with mixer tap. There is space for a freestanding cooker, as well as a well-positioned

oil-fired Esse range, which also supplies the property's hot water and central heating. Attractive stone flooring continues through to the adjoining:

EXTENDED KITCHEN/BREAKFAST AREA: (2.7m x 2.0m)

A light and functional space with base units under oak preparation surfaces and having spaces for a freestanding tall fridge / freezer and a dishwasher. Doors to the Sitting room, Utility Room and Shower Room

UTILITY ROOM: (8'4" x 6'4" / 2.5m x 1.9m) Providing additional worktop space and plumbing for laundry appliances. Having dual aspect and a door to Bathroom.

BATHROOM: (8'7" x 8'0" / 2.1m x 2.4m) A well-proportioned room with attractive suite comprising a roll top style bath having central mixer tap and shower attachment. Pedestal wash hand basin, WC and a heated towel rail.

SHOWER ROOM: (7'9" x 5'8" / 2.4m x 1.7m) A delightful modern suite comprising a freestanding walk-in shower cubicle, WC with concealed cistern, and a wash hand basin with mixer tap set within a vanity unit offering useful storage. Attractive brick flooring and a heated towel rail complete the room.

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FIRST FLOOR: A welcoming space with exposed red brick chimney stack and giving access to:

BEDROOM ONE: (15'5" x 13'5" / 4.7m x 4.1m) An excellent, spacious double room with heavily timbered ceiling and part vaulted features, red brick former fireplace and enjoying views to the front.

BEDROOM TWO: (15'4" x 12'4" / 4.6m x 3.7m) Another large double room currently utilised as a dressing room by the present owners with exposed beams, attractive wood flooring and characterful dimensions.

BEDROOM THREE: (15'4" x 8'3" / 4.6m x 2.5m) A charming space also having exposed timbers under vaulted ceiling with two built in storage / wardrobe space and a door to a cloakroom. This splendid room offers dual aspect of the garden.

FIRST FLOOR CLOAKROOM/WC: Located adjacent to Bedroom 3 and ideal for guest or family use.

Outside

Set back from the road behind established hedging and attractive planting, the property is approached via a gravel driveway providing ample off-road parking. The front elevation, with its soft yellow render and distinctive thatched roof, presents a quintessential chocolate-box façade that perfectly complements the home's historic charm. The grounds, extending to approximately 0.20 acres (subject to survey), have been beautifully maintained and thoughtfully landscaped, creating a setting of considerable appeal. There is a **workshop** in the grounds which has electricity.

SERVICES: Mains water and electricity. Private drainage. Oil fired central heating via Esse range.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: D

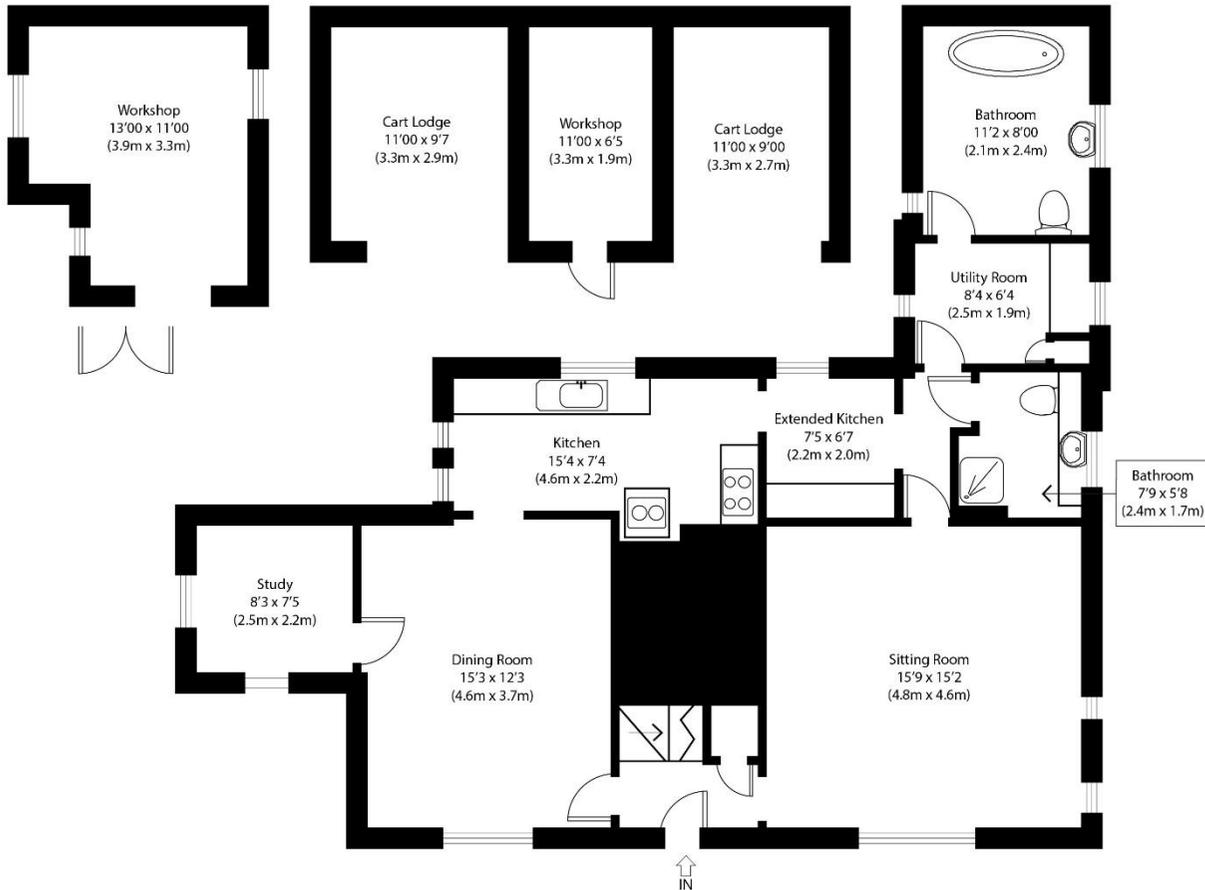
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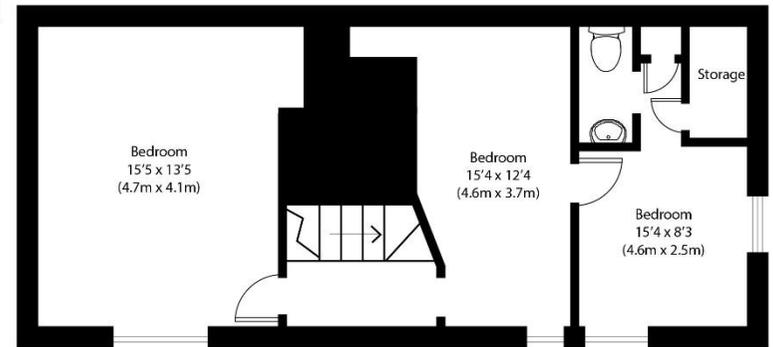
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Ground Floor



First Floor


Approximate Gross Internal Area
Main House 1555 sq ft (144 sq m)
Outbuildings 400 sq ft (37 sq m)
Total 1955 sq ft (182 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





